

PRESENTING

5069 E Main St Columbus, OH 43213



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LEASE

5069 E MAIN ST

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PROPERTY DESCRIPTION

1.25 acres on a hard corner with frontage on E Main Street adjacent to Whitehall. This commercially zoned property is available for lease or ground lease. It has high visibility with 170 feet of frontage on E Main Street and 20,000 vehicles pass by per day. The land is easily accessible with left and right turn lanes on both E Main Street and Manfeld Drive.

PROPERTY HIGHLIGHTS

- 1.25 acres on a hard corner with frontage on E Main Street in Whitehall
- 576 sf office
- High visibility with 170 ft of frontage
- 20,000 vehicles per day on E Main St
- For ground lease



OFFERING SUMMARY

Ground Lease Rate:	Negotiable
Available:	1.25 Acres
Lot Size:	1.25 Acres

PROPERTY WEBSITE

<https://bit.ly/5069EMainSt>



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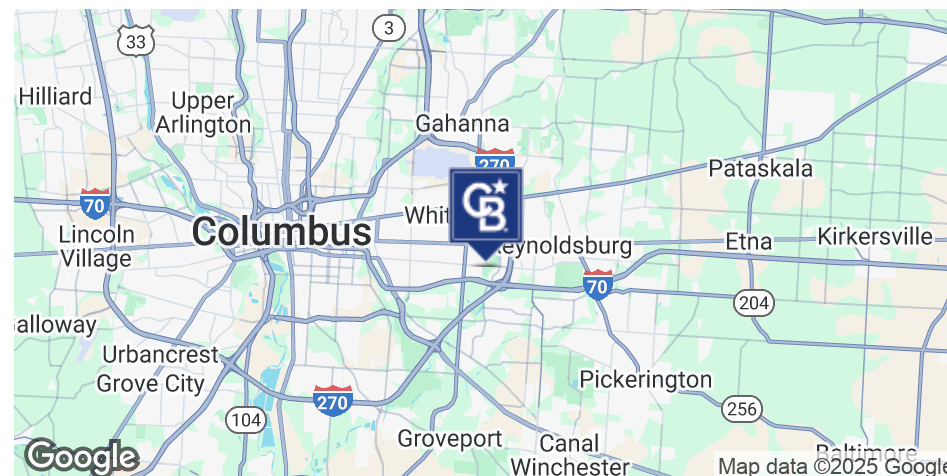
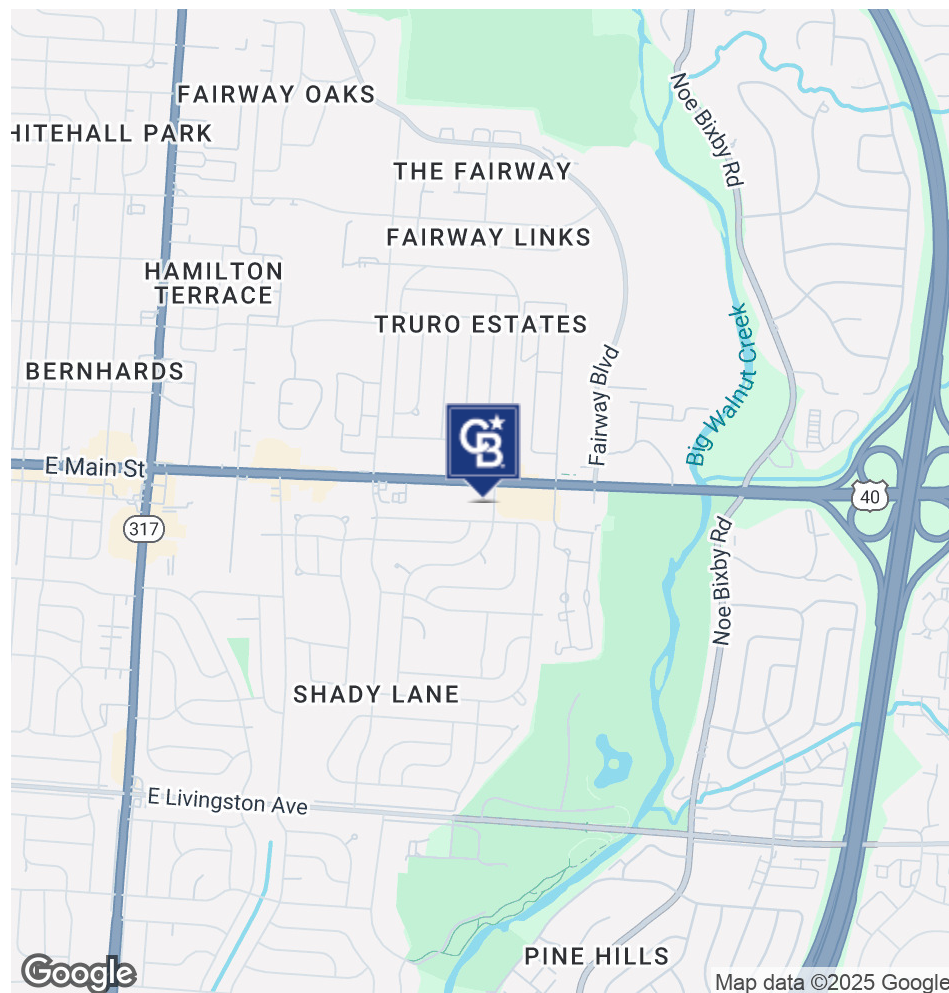


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LOCATION OVERVIEW

At the intersection of E Main Street and Manfeld Dr in Whitehall. The property is located across the street from Salon Lofts and Miracle Motor Mart. It is between Hamilton Road and Noe Bixby Road, in the bustling retail quarter of E Main Street. This property is just 5 minutes west of I-270 in the city of Columbus, adjacent to Whitehall. Whitehall is a diverse and growing suburb of Columbus, Ohio, located east of the city near John Glenn Columbus International Airport. It is known for its mix of residential areas and commercial development, a commitment to inclusivity, and a suburban feel with parks and restaurants.



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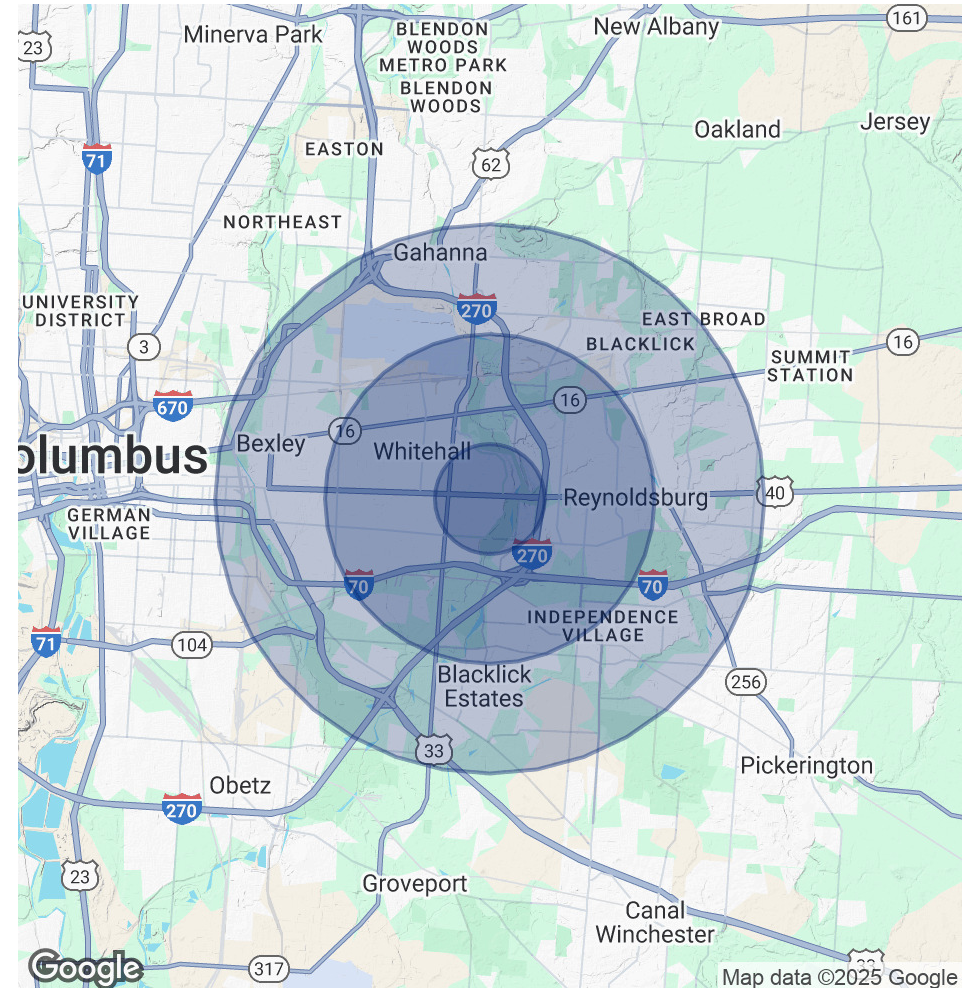
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,645	110,318	260,990
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,627	45,149	104,859
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$59,555	\$66,113	\$81,089
Average House Value	\$229,809	\$214,101	\$260,803

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTIONS	YEAR	COUNTS
E Main Street (US-40) east of Country Club Road in Columbus	2-way	2025	19,170
E Main Street (US-40) east of Pierce Ave in Whitehall	2-way	2024	20,564
S Hamilton Road (SR-317) south of Main Street (US-40) in Whitehall	2-way	2024	24,032



MEET THE TEAM



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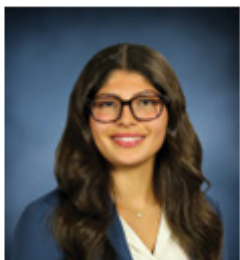
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